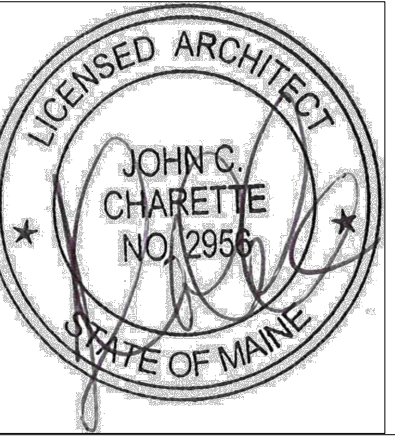


23 WATERVILLE STREET

1 UNIT RENOVATION

Portland, Maine



DRAWING LIST		ISSUE OR MODIFICATION DATE
DRAWING TITLE		
A 00	TITLE SHEET	12/3/19 BUILDING PERMIT
A 11	DEMOLITION FLOOR PLAN	
A 12	FLOOR PLANS	
A 20	SECTION AND DETAILS	

PROJECT CONTACTS

ARCHITECT:
CHARETTE DESIGN
41 YORK STREET
PORTLAND, ME 04101
TEL: (207) 831-1157
E-MAIL: JOHN@CHARETTE-DESIGN.COM

OWNER CONTACTS

MICHAEL R PETIT
2304 NO JACKSON ST
ARLINGTON VA 22201

CONTRACTOR:
STRUCTURAL INTEGRITY
ROBERT PAISLEY
180 ASHMONT STREET
PORTLAND, ME 04101
TEL: (207) 113-3884

RENOVATION GENERAL NOTES:

- REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
- UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR PATCH HOLES AND AREAS OF MISSING FINISH (IE: EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTINUOUS.
- ALL KNOWN HAZARDOUS MATERIALS REMOVALS REQUIRED FOR THE SAFE IMPLEMENT OF THIS PROJECT HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- PRIOR TO DEMOLITION, TURN OFF ALL UTILITIES. ANY WIRE, PIPE OR CONDUIT ENCOUNTERED DURING DEMOLITION SHALL BE TRACED BACK TO ITS SOURCE AND DISCONNECTED AND/OR CAPPED.

BUILDING CODES

CODES IN EFFECT:

- INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) 2009
- INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2009
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009

ZONING

R-6 ZONE.

NARRATIVE: RECONFIGURE INTERIOR LAYOUT AND REMOVE TWO LOAD BEARING WALLS AND REPLACE WITH SUPPORT BEAMS.

NO BUILDING FOOTPRINT EXPANSION WILL RESULT WITH THIS RENOVATION.

NO ADDITIONAL VOLUME IS BEING CONSTRUCTED.

NARRATIVE: PROPOSE TO RELOCATE THE KITCHEN UPSTAIRS, IMPROVE BATHROOMS AND REMOVE TWO LOADBEARING WALLS AND REPLACE WITH BEAMS.

THIS IS AN EXISTING TWO FAMILY, WORK IS BEING COMPLETED IN ONE UNIT ONLY, IT WILL REMAIN A TWO FAMILY.



PETIT RESIDENCE
23 WATERVILLE STREET
PORTLAND, MAINE

#	DATE	DESCRIPTION
REVISIONS		
	Date Issued	12/3/19
	Project Number	13204
	Drawing Scale	AS NOTED
	SHEET NAME	

Drawn By: _____

Checked By: _____